

PLANNING COMMISSION

ACTION MINUTES

TUESDAY, JANUARY 18, 2000

Chair Parsons called the meeting to order at 7:40 p.m. at Twin Pines Senior and Community Center.

PRESENT, COMMISSIONERS: Peirona, Purcell, Mathewson, Phillips, Wiecha, Parsons

PRESENT, STAFF: Director Vanderprien, Contract Planner Haag, Deputy City Attorney Zafferano, Recording Secretary Wong

AGENDA STUDY SESSION: Director Vanderprien announced that staff was recommending the designation of one commissioner and another as the alternate to serve on the General Plan Update Team which was agenda item #8 on tonight's agenda.

AGENDA AMENDMENTS: None.

COMMUNITY FORUM (Public Comments): None.

CONSENT CALENDAR

Action Minutes of December 21, 1999

MOTION: By Commissioner Mathewson, seconded by Commissioner Purcell to approve the minutes. The motion passed.

DESIGN REVIEW

Continued Public Hearing - 900 and 1000 blocks of El Camino Real (renoticed); To consider a design review for the cosmetic treatment to the retaining walls proposed along the public right-of-way located on the southwest and northwest corners of Ralston Avenue and El Camino Real (Appl. No. 99-1136); CEQA Status: Exempt; City of Belmont (Applicant)

Economic Development Coordinator Woepke presented the staff report recommending that the Commission select either the Sand Stone or Granite option with one of the two color palettes. She introduced Mike Garavaglia of Garavaglia Architecture who described the materials and color palettes.

A short discussion ensued between the Commission, staff, and Mr. Garavaglia. Mr. Garavaglia stated that he would do a mock up on the site. Director Vanderprien said that he would show the Commission an example of a darker cap stone before the retaining wall was built. Director Vanderprien recapped the Commission's consensus on option 1B: ashlar pattern, three color sandstone, split face, and a darker taupe color for the capstone.

MOTION: By Commissioner Wiecha, seconded by Commissioner Phillips to approve Resolution No. 2000-02 approving a design review for the facade treatment to the retaining walls located on the north and south sides of Ralston Avenue at El Camino Real and with modifications as suggested above:

AYES: Peirona, Purcell, Mathewson, Phillips, Wiecha, Parsons

Chair Parsons announced that the Commission's decision could be appealed to the City Council within 10 days.

PUBLIC HEARINGS

Public Hearing - 3034 San Juan Blvd.; To consider a design review, grading plan, and tree removal permit to allow construction of a new single family dwelling of approximately 3,338 sq. ft. on an existing 13,000 sq. ft. lot. (Appl. No. 99-1117); APN: 043-162-910; Zoning: R-1B; CEQA Status: Exempt; Javier Chavarria (Applicant); Carlos Aubain (Owner)

Director Vanderpriem stated that he had received a couple of questions regarding the height of the house and said that the applicant would clarify this by showing drawings and transparencies tonight.

Contract Planner Haag presented the staff report recommending approval with conditions. In response to Commissioner Purcell, Contract Planner Haag replied that the applicant was proposing to use a keystone retaining wall system for the walls visible from the street. Chair Parsons asked if the applicant would like to speak.

Javier Chavarria, JC Engineering, 1715 Palmetto Av., described and showed transparencies of the subject site and vicinity. He said that a retaining wall would be needed along the frontage of the property to put in a sidewalk. Regarding the grading, 45 cu. yds. would be for the walkway, 780 for the garage, and 430 for the house.

In response to Chair Parsons, Mr. Chavarria replied that five trees #1, 8, 9, 10, and 11 would need to be removed of which three were heritage trees. Responding to Commissioner Wiecha, Mr. Chavarria responded that the maximum grade of the driveway would be 16%.

Chair Parsons opened the public hearing.

Frank Sherr, 3030 San Juan Blvd., stated that he had lived here since 1981. He was concerned with the: 1) natural beauty of San Juan Canyon being eroded with the building of numerous new homes; 2) the amount of parking spaces on San Juan with half of them taken away by the red curb; and 3) removal of trees.

Commissioner Purcell asked if Mr. Sherr experienced the earth shifting or drainage when the house was built next to him to which he replied negatively. Mr. Sherr mentioned that there was an easement between his home and 3032 San Juan Boulevard.

Warren Gibson, 3114 E. Laurel Creek, said that he lived 12 houses from the subject site. He stated that he was a licensed civil engineer but he didn't practice anymore. Mr. Gibson mentioned that he had the experience of building his own house with a similar steep slope of 36% and that he had a 13' retaining wall in his rear yard. He was concerned about the open cut after the excavation had been completed and prior to pouring of the retaining wall.

MOTION: By Commissioner Purcell, seconded by Commissioner Wiecha to close the public hearing. The motion passed.

The Commission and staff discussed the proposed project. There was Commission consensus to allow the applicant to apply for a front yard setback variance which would reduce the amount of grading and might save some trees. The Commission's comments included: the dining room didn't have any windows; the house had interesting features; it was a good presentation; heritage trees were not expendable and wanted to start experimenting with transplanting large oak trees; and would like to know how much it would cost to move a tree of various sizes.

MOTION: By Commissioner Purcell, seconded by Commissioner Peirona to reopen and continue the public hearing to February 1, 2000. The motion passed.

Public Hearing - 2403 Palmer Av.; To consider a design review to allow construction of approximately 1,251.2 sq. ft. addition to an existing 1,240 sq. ft. home and 360 sq. ft. for a total floor area of 2,851.2 sq. ft. where a maximum of 2,931.5 sq. ft. is allowed (Appl. No. 99-1139); APN: 043-290-190; Zoning: R-1B; CEQA Status: Exempt; Metropolis Architecture (Applicant); Phil Watson (Owner)

Contract Planner Haag presented the staff report recommending approval with conditions. Chair Parsons asked if the applicant would like to speak.

Larry Kahle, Metropolis Architecture, project architect, stated that he had planned to build a second story addition above the house with only a minor first floor addition in order to minimize the impacts to the landscape and to maintain the large setback from Palmer Avenue. The house design would be based on the elements of a colonial revival house which would include a symmetrical facade with an accentuated center front door and a covered porch. The house and the garage would have a steep pitched roof with a pair of dormers and horizontal wood siding. He said that all the immediate neighbors were in support of the second story addition. Mr. Kahle asked the Commission to approve the addition.

In response to Commissioner Purcell, Mr. Kahle replied that one almond tree in the rear would be pruned.

Chair Parsons opened the public hearing. No one came forward to speak.

MOTION: By Commissioner Peirona, seconded by Commissioner Wiecha to close the public hearing. The motion passed.

The Commission commented that this would be a nice addition to the neighborhood and that there were parking aprons on the side of the house.

MOTION: By Commissioner Peirona, seconded by Commissioner Purcell to approve Resolution No. 2000-03 approving design review for a single-family residence at 2403 Palmer Avenue:

AYES: Purcell, Mathewson, Phillips, Wiecha, Peirona, Parsons

Chair Parsons announced that the Commission's decision could be appealed to the City Council within 10 days.

Public Hearing - 1812 Fernwood Way; To consider a design review for an approximate 662 sq. ft. ground floor addition to an existing 1,296 sq. ft. home with a 720 sq. ft. garage. Total floor area including the garage would be 2,678 ft. Maximum permitted floor area is 3,238 sq. ft. The addition is proposed to be

at the rear of the home (Appl. No. 99-1146); APN: 045-111-230; Zoning: R-1B; CEQA Status: Exempt; Bruce and Zandra Johnson (Applicants/Owners)

Contract Planner Haag presented the staff recommending approval with conditions. Chair Parsons asked if the applicant would like to speak.

Bruce Johnson, owner, thanked staff for making the presentation on his behalf and said that he would be available to answer any questions.

Chair Parsons opened the public hearing. No one came forward to speak.

MOTION: By Commissioner Peirona, seconded by Commissioner Mathewson to close the public hearing. The motion passed.

MOTION: By Commissioner Mathewson, seconded by Commissioner Wiecha to approve Resolution No. 2000-04 approving design review for a single-family residence at 1812 Fernwood Way:

AYES: Mathewson, Phillips, Wiecha, Peirona, Purcell, Parsons

Chair Parsons announced that the Commission's decision could be appealed to the City Council within 10 days.

REPORTS, STUDIES, UPDATES, AND COMMENTS

Selection of two Commissioners to serve on the General Plan Update Team

Commissioner Phillips was selected to serve on the General Plan Update Team with Commissioner Mathewson as the alternate.

Commissioners Parsons and Phillips were interested in attending the Planners Institute in Monterey.

The meeting adjourned at 9:34 p.m. to meet for a joint City Council/Planning Commission meeting on January 26, 2000 and further adjourned to meet for a regular meeting on February 1, 2000.

Dan Vanderpriem, AICP

Planning Commission Secretary